

The following rules and regulations supersede all previous rules and regulations. These rules and regulations are only a portion of the total Governing Documents. It is very important that you read the Declarations, Articles and By-Laws as the Declarations and By-Laws are periodically amended and supersede earlier dated amendments. The most recent dated amendments are the amendments in effect for any given restriction.

The rules and regulations are intended for your comfort, welfare and safety. Your cooperation in abiding by these rules is always required and will aid in making living at Shangri La the pleasure it is intended to be for all.

#### **FINES/PENALTIES**

1. The penalty for any violation of these rules is a fine of up to \$100 or for a continuing violation, a fine of up to \$100 per day, not to exceed one thousand (\$1000) per violation in the aggregate.
2. Lacking corrective action by the owner in violation, after notification of the violation, the Board of Directors has a right to proceed in accordance with Florida Law.

#### **GENERAL**

1. Community business can be transacted by residents only during regular business hours of the management company. Emergencies may be called in at any time to Ameritech Property Management 727-726-8000.
2. Any monthly maintenance fee payment received after the 30th of the month will be considered delinquent and additional late fees and interest may be applied to the account and these additional fees and interest will be deducted from any payment received by the association first and the balance will be applied to the maintenance fees. Any maintenance fees delinquent for more than 90 days will result in a lien being placed on the property.
3. Management reserves the right to check plumbing inside any unit for any plumbing problems. Noted problems must be repaired within 30 days. Residents shall comply with county water restrictions.
4. No outside peddling, soliciting or other commercial enterprises of any kind is permitted. An exception is made to the Community Club activities. Violations Should be reported to a Board member immediately.
5. Birds, fish and two cats are permitted to abide in your home. Pets must be kept inside at all times. You may not tie your pet up outside or allow to run at large at any time, and if outside of the Unit, pet must be carried or on a leash. You must adhere to State of Florida laws pertaining to your pet. Any pet deemed to be a nuisance by a majority vote of the Board of Directors must be removed from the community. NO DOGS ARE TO BE BROUGHT ON PROPERTY BY YOU OR VISITORS AS OF JULY 1, 2020.
6. No fruit trees, vegetables or fruit bearing shrubs may be planted anywhere in this community.
7. The feeding of wild birds and animals is strictly prohibited.
8. Drying of laundry, towels, bathing suits, rugs or sunning of clothes, etc. is not permitted in or around carports or alleyways at any time. Clotheslines are provided for at the laundry facilities on 3<sup>rd</sup> and 5<sup>th</sup> streets.

9. Laundry equipment is not to be used before 6 a.m. or after 10 p.m. You must follow the rules posted in the laundry room.
10. Alcoholic beverages are restricted to your home, the Community Club and the 6<sup>th</sup> Street picnic area. Alcohol is not allowed in the pool area.
11. No excessive noise is permitted by radios, musical instruments, TV's, animals or birds.
12. Outside construction work is not permitted between Saturday at 6 p.m. and 8 a.m. on Monday morning or before 8 a.m. on any other day, except in emergencies.
13. Lights are required on all bikes, trikes or electronic scooters when ridden after dark.
14. Barbecuing is permitted only in the picnic area. An electric grill is the only grill allowed for use in the owners' carport. Grill should be returned to the clean condition in which it is found.

#### **SELLING, RENTING, MAINTENANCE AND GUESTS**

1. All prospective buyers or renters need to complete an application, completed fully, and submit to a background check. The application should be submitted at least 14 days for review and approval by the Board of Directors. Applicants will need to attend an orientation to review the Rules and Regulations and to ask questions.
2. Units shall be used for single family residential purposes only. An Owner shall not be authorized to lease his or her Unit during the initial twenty-four (24) months of ownership. All leases shall be for a term of not less than two (2) months and a maximum term of not less than twelve (12) months, and no Unit may be leased more than one (1) time in any twelve (12) month period commencing the first day of the rental period, unless a hardship exception is granted in the sole and absolute discretion of the Board of Directors. Only entire residences may be leased; the individual renting of rooms and / or sub-leasing a residence is strictly prohibited. Reference Article VIII Section 3 of the July 1, 2020 amended by-laws.
2. Open House signs are permitted only with the permission of management and for a limited time only. One "For Sale" sign can be placed in one window of the home. No other signs can be displayed anywhere within the boundaries of this community without written permission from management. A one-day carport moving/estate sale is permitted.

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4. Non-residents are welcomed for a MAXIMUM of twenty-eight days annually in a calendar year. The owner or tenant they are staying with will be responsible for them. Persons under the age of 18 are not allowed in any recreation area without an adult.
5. Persons intending to occupy a Shangri La property for more than 28 days a year are considered permanent residents, and owners are required to insure that the individual be background checked and to provide the Association with the name and phone number of the next of kin for emergency purposes. This information **MUST** be kept up to date and will be kept confidential.
6. **Your Unit may be rented only one time in a (12) twelve-month period, for a period of not less than (2) months and a maximum term of not less than twelve (12) months. SUB LEASING IS PROHIBITED.**
7. The owner or tenant shall register all overnight guests upon arrival or no later than the next morning. This will be done in writing and should include the name of the owner, unit number, name of each guest, length of stay and if applicable, type and license number of vehicles. Guest forms are available at the laundries, clubhouse and office, place completed form in drop boxes or drop slot at the office.
8. Common areas owned and cared for by the association are not to be altered or maintained in any way by the owners. Common areas owned and cared for by the association are not to be altered / maintained in any way by the homeowners. Board approval is not required for colors that are on display at the office. Any exception must be approved by the board. Colors outside the proposed color scheme requires Board approval, Units will retain white as required for soffits and facias. Perimeter, laundry and alleyways to include walkways between streets, are the responsibility of the association and may be painted in colors other than white, this is at the discretion of the Board. Corner Units are exempted to have white on the back and side walls but may use white if they so choose. Rear Unit walls will be painted white. However, at some future date in the interest of beautification the Board may undertake painting the rear walls of Units with board approved colors. Owners must retain white as required for soffits, facias and alleyways.
9. Homeowners **MUST** maintain their homes, carports and planters. This is to include outside painting, repairs of all wood and concrete and oil stains from cars. All planters should be kept free of weeds and the bushes trimmed neatly. NOTE: in order to lower the awnings, the bushes should be not higher than the windowsills. If the planters are to be left unattended more than 30 days, the owner must make arrangements for the care and trimming of the planters at the owner's expense while they are away. **Articles stored in the carport MUST be in an enclosure or on top of the storage unit.**
11. All residents must have arranged for their awnings to be lowered and secured in the event of a severe storm or hurricane and all carports and outside areas of your property must be left cleared of any and all movable objects. The association is unable to do these tasks in case of an emergency.

12. Visitors who are invited guests of an owner or tenant, here for the day may use the recreational facilities: swimming pool, lounge chairs, picnic area, shuffleboard court and community club equipment including the pool table.

#### **COMMUNITY CENTER PRIVATE FUNCTIONS**

1. Private use of the Community Center by residents is allowed provided it does not interfere with scheduled events of the Community Center.
2. Written request, for use of the center must be submitted to the Board of Directors at least 7 days prior to their monthly meeting for approval.
3. A fee of \$50 for the cost of utilities, in addition to a damage deposit of \$50 will be charged and both are payable at the time reservations are requested. The cost of any repairs or cleaning will be deducted from the damage deposit.
4. The poolroom, library and hall use will be restricted to other residents during Private functions.
5. Use of the Community Center is limited to owners / residents and their authorized tenants, family members or guests to use.
  - A. Any outside business functions
  - B. Events for which admission is charged for profit
  - C. Any commercial or outside organization

#### **VEHICLES AND PARKING**

1. This community is restricted to one (1) parking space per Unit. Vehicles in carports or street parking shall not obstruct or extend over sidewalks or street. Arrangements must be made and confirmed in writing by the owner, to secure off street parking for a second vehicle.
2. Residents owning vehicles must utilize their designated space or carport except for cleaning and/or repair of carport. During this time when visitors' space may be used. Vehicles must have current license plates. All others will be towed away at owners' expense.
3. This community has a speed limit of 10 miles per hour. It is your responsibility to follow this speed limit and to notify your guests of same.
4. Except for emergencies, delivery and service vehicles, street parking is strictly prohibited. Homeowners are required to remind their visitors of this rule.
5. Visitors cars must be parked in designated areas only. No street parking at any time.

6. The Board of Directors reserves the right to ban any vehicle if they are unacceptable for the peace and tranquility of the community.
7. Absolutely no repairing of vehicles anywhere in the community. Car washing is permitted in designated areas only. (Area by dumpster and maintenance shop).
8. Motor homes, campers, and travel trailers too large for a parking space may park on 6<sup>th</sup> Street for a period of not more than 48 hours. No boats, Jet skis or other motorized watercraft shall be parked anywhere in the community.

#### **SHUFFLEBOARD RULES**

1. Shuffleboard courts must be brushed before playing on them.
2. No walking on courts.
3. Persons under age 18 are not allowed without a responsible adult present.
4. Anyone using the shuffleboard courts must wear appropriate footwear.
5. Shuffleboard equipment must be returned to its proper place after use and the court lights must be turned off when finished.

#### **SWIMMING POOL REGULATIONS**

1. No food or beverages in pool or on pool deck.
2. No glass or animals in the pool area.
3. Bathing load 28 persons maximum.
4. Pool hours 9AM - 9PM.
5. Shower before entering.
6. Do not use pool if you are ill with diarrhea.
7. Pool area shall be cleared of all persons during inclement weather.
8. Any person using the pool area does so at their own risk. Management does not assume responsibility for accidents or injuries in connection with such use.
9. The Management Committee and its Management representatives have the authority, at all times, to maintain order in the pool.
10. No wheeled vehicles (e.g., skateboards, bicycles, scooters, etc.) are permitted in the pool area at any time, except for vehicles for the physically challenged.
11. No Person may use the pool who is ill with a communicable disease transmissible by water, has had diarrhea within the last two weeks caused by an unknown source or from any communicable or fecal\*borne disease or has any exposed sub-epidermal tissue, including open sores, blisters, cuts or other lesions.
12. Any child under three years old, any child not toilet trained, and anyone who lacks control of defecation shall wear a water-resistant swim diaper or waterproof swimwear. Swim diapers and waterproof swimwear shall have waist and leg openings fitted such that they are in contact with the waist or leg around the entire circumference.
13. A responsible adult must remain with small children in the pool area. Children under 14 years of age may not be left unattended in the pool area.

14. Diaper changing within the Pool Area shall be limited to restrooms and may not be performed at pool side.
15. Pool furniture is the property of the Association and shall not be removed from the pool area.

**Pool Guest policy.**

16. A Resident must always accompany Guests.
17. Unit Owners shall be held responsible for the conduct and behavior of their family members, Tenants and Guests, Violation of these rules and regulations are considered violations by the Unit Owner who may be subject to a fine in accordance with the Declaration and the policies established herein by the Management Committee.
18. All routine pool use rules apply to Guests.
19. Unit Owners may have up to five (5) Guests per Unit in one (1) day. Unit Owners having more than two (2) Guests must register the number of Guests exceeding this number with the office at least twenty-four (24) hours prior to use of the pool.

**Pool Area in General / Shuffleboard / BBQ Grills.**

1. Use of the Shuffleboard and/or gas BBQ grills in the pool area shall be on a first come first serve basis. Residents must be present when guests use the Shuffleboard and or grill areas and are limited to 5 guests.
2. The gas BBQ grills must be cleaned after each use.
3. The swimming pool may be used in conjunction with the Shuffleboard and BBQ grills (however not exclusively as other residents may still use the pool and a grill).
4. No glass of any kind, including porcelain bowls and dishes will be allowed in the Pool Area.
5. The pool area shall not be used to conduct sales meetings, fund raising, any commercial purpose or any function exceeding 28 people (not including Association official functions,)

**ANIMALS**

1. Dogs on the property as of July 1, 2020 can remain and shall be considered grandfathered. Owners MUST adhere to all Rules, Regulations and Governing Documents of the Homeowners Association. When a grandfathered dog is deceased, given away or disposed of, the owner is not entitled to immediately obtain another dog, that grandfather expires. The exception is for cats, birds, fish. Commencing on July 1, 2020, Article VIII, Restrictive Covenants was amended to read: **No animals, livestock or poultry shall be raised, bred or kept anywhere within the Property except for two cats, pet fish and birds.** An owner or tenant in order to qualify to have a dog, will be required to submit to the Association law firm a completed Animal Assistance Application. If the application is approved by the law

firm, the law firm will direct the Board of Directors to grant a waiver. Owners and tenants must adhere to the provisions as stated in the waiver. NO DOGS ARE TO BE BROUGHT INTO THE COMMUNITY, UNITS, COMMON AREAS OF THE HOMEOWNERS ASSOCIATION BY YOU OR VISITORS AS OF JULY 1, 2020.

2. Owners are required to complete an Animal Census when requested from the Board of Directors. All animals Must have pet vaccinated against rabies and keep a copy of the vaccination Certificate on file in the association office. Owners must comply with animal licensing requirements required by State, County and Municipalities.  
For specific rules and regulations on Dogs, consult the Animal Assistance waiver.
3. The Board of Directors may require any animal to be immediately and permanently removed from the property due to a violation of Article VIII, Restrictive Covenants Section 4, or any rules regarding animals.

#### **HOA LENDING, BORROWING AND MAINTENANCE**

##### **GOLF CARTS**

1. The Board or a Board member, Maintenance personnel may use a Golf Cart for conducting official business ONLY. The HOA Golf Cart cannot be used to transport residents of Shangri-La for any purpose. Use of Golf Carts is restricted to Board members and authorized maintenance personnel. Owners who want to volunteer their services for the upkeep and maintenance of common areas, are considered authorized maintenance personnel. Use of the golf cart cannot be used in conjunction with hired employment by owners for basic maintenance of non-common areas.
2. The maintenance shop is off limits to all non-Board members.

##### **MAINTENANCE DUTIES AND RESPONSIBILITIES**

3. Maintenance and operation of the irrigation timers and sprinklers is the sole responsibility of the Maintenance personnel. Owners and or tenants should contact Maintenance of any malfunction of the sprinklers is to be reported to Maintenance immediately. Association maintenance personnel are not responsible for the maintenance of individual Units. Unit maintenance is the responsibility of Unit owners. Maintenance personnel can perform certain tasks, i.e. trim shrubs, clean gutters, remove shrubs, weeding, and discard items weighing less than 50 pounds. Residents needing to discard items, including but not limited to, refrigerators, stoves, sofas, mattresses, cabinets, dressers, will need to arrange for disposable services. Owners wishing to dispose of items in usable condition, can advertise their items on the bulletin boards, or make a charitable donation.

**DUMPSTERS**

4. Trash dumpsters are provided for the residents use only. Dumpsters are intended for household trash only and trash that is not typical and ordinary household trash shall not be placed in trash dumpsters. Units that undergo remediation, maintenance/repair, renovations, updating, remodeling, the dumpsters are not intended for the disposal of demolition and/or construction materials. Contractors must arrange for the disposal of demolition and construction materials and cannot use the Association dumpsters. **It is illegal to place liquid paints, stains, lacquers, or any substance that is classified toxic to the environment or that could cause harm to humans in the dumpsters.**
5. The cleaning / rinsing of paint and paint related product containers, trays, brushes, any toxic chemical at the maintenance area wash station is prohibited. Discharge of any hazardous material into the City of Largo stormwater collection system is illegal. The City of Largo will hold owners / tenants responsible. To the extent that the Association is penalized or required to take remedial measures as a result of an owner's or resident's improper discharge into the stormwater collection system, the Association may seek reimbursement from the individual offending Owner or resident.

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